

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## REGULAR MEETING MINUTES

### Monday June 22, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk			x
	Peter Gardow	x		
	David Drake	x		
<b>Liaison Present</b>	Steven Barry, Council Liaison	x arrived at 6:46		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
<b>Staff Present</b>				
	Jeff Bridges, Town Manager	x arrived at 7:15		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering	x arrived at 6:52		
	Sally Katz, Dir. Of Physical Services		x	
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	Keith Raffaniello, Board of Ed	x arrived at 7:09		
	Polly Moon Board of Ed Member	x		

**Call to Order:** Chairman called the meeting to order the order at 6:28 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

#### Public Comments - none

#### 1. Approval of Minutes:

##### a. Minutes of the June 8, 2015, 2015 regular meeting.

Motion was made by Ed Brymer to accept the minutes, seconded by Dan Camilliere; Discussion - none  
**All present voted in favor.**

#### 2A. Expenditures:

##### a. Quisenberry - Invoice #8004 - 5/31/15 - \$19,540.10

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

##### b. Quisenberry - Invoice #8005 - 5/31/15 - \$324.56

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

##### c. Meyer Inc. - Invoice #C1298/5 - 6/8/15 - \$1,100.00

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

##### d. Meyer Inc. - Invoice #C1266/8 - 6/8/15 - \$372.00

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**e. Meyer Inc. - Invoice #COM-141-15/3 - 5/31/15 - \$4,305.50**

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**f. Allied Drain Cleaning - Invoice #9873 - 6/10/15 - \$300.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**g. Clean Harbors - Invoice #1000966522 - 6/11/15 - \$17,465.87**

Motion was made by Peter Gardow to increase Clean Harbor's PO by \$38,623.37 to cover invoice #100857585 & 1000966522 seconded by Dan Camilliere; Discussion - none - **All present voted in favor**

Peter Gardow made the motion to pay this invoice, seconded by Dan Camilliere; Discussion – none  
**All present voted in favor**

**h. Clean Harbors - Invoice #1000857585 - 3/5/15 - \$21,157.50**

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – Discussion - none  
**All present voted in favor**

**i. STL - Invoice #29090 - 5/29/15 - \$4,083.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**j. Halloran & Sage - Invoice #11183522 - 6/9/15 - \$70.00**

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**k. Environmental Services Inc. - Invoice #58863 - 12/31/14 - \$1,197.64**

Motion was made by Peter Gardow to pay this invoice, seconded by Ed Brymer; Discussion – none  
**All present voted in favor**

**2B. Contractor Requisitions -**

**a. G&R Valley - Req. #00014 - 5/31/15 - \$157,415.37**

Motion was made by Frank Dellaripa to pay this invoice, seconded by Peter Gardow; Discussion – none  
**All present voted in favor**

**b. Ferguson - Req. #00013 - 5/31/15 - \$302,169.94**

Motion was made by Peter Gardow to pay this requisition, seconded by Ed Brymer; Discussion - none  
**All present voted in favor**

**c. GDS Contracting - Req. #00014 - 5/31/15 - \$50,319.60**

Motion was made by Peter Gardow to pay this requisition, seconded by Ed Brymer; Discussion - none  
**All present voted in favor**

**d. G Donovan Assoc. - Req. #00014 - 5/31/15 - \$281,596.65**

Motion was made by Peter Gardow to pay this requisition, seconded by Dan Camilliere; Discussion - none  
**All present voted in favor**

**e. Mackenzie Service - Req. #00007 - 5/31/15 - \$27,839.80**

Motion was made by Dan Camilliere to pay this requisition, seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**f. L&P Gate - Req. #00015 - 5/31/15 - \$396,256.95**

Motion was made by Dan Camilliere to pay this requisition, seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**g. MJ Daly - Req. #00020 - 5/31/15 - \$89,364.00**

Motion was made by Frank Dellaripa to pay this requisition, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**h. O&G Ind. - Req. #00020 - 5/31/15 - \$89,364.00**

Motion was made by Dan Camilliere to pay this requisition, seconded by Peter Gardow; Discussion - none

**All present voted in favor**

**i. Davis Ulmer Sprinkler - Req. #00014 - 5/31/15 - \$44,365.00**

Motion was made by Dan Camilliere to pay this requisition, seconded by Frank Dellaripa; Discussion - none

**All present voted in favor**

**j. Cherry Hill Glass - Req. #00011 - 5/31/15 - \$8,262.15**

Motion was made by Peter Gardow to pay this requisition, seconded by Frank Dellaripa; Discussion - Ed asked if the Gym glass will be going in soon, Gus said it is on site but not in yet, it will be billed on the next billing. Christine asked when the glass is being ordered; Gus said it is ordered when needed. David advised Gus to watch these guys we are getting to the end of the contract and there isn't a lot of money left. Frank asked if we have all the numbered glass, Gus said we do have it and it is being installed, the only items we don't have is the glass for the future phases.

**All present voted in favor**

**k. Silktown Roofing - Req. #00020 - 5/31/15 - \$29,758.75**

Motion was made by Dan Camilliere to pay this requisition, seconded by Peter Gardow; Discussion - Ed asked what this is for; Gus said it is stored material.

**All present voted in favor**

**l. Spazzarini - Req. #00020 - 5/31/15 - \$106,186.25**

Motion was made by Peter Gardow to pay this requisition, seconded by Frank Dellaripa; Discussion - Ed asked what this was for, Gus said sub grade for the front and back of the building.

**All present voted in favor**

**m. SMI - Req. #00016 - 5/31/15 - \$34,498.30**

Motion was made by Dan Camilliere to pay this requisition, seconded by Ed Brymer; Discussion - none

**All present voted in favor**

**n. Ct. Mason - Req. #00011 - 5/31/15 - \$12,782.25**

Motion was made by Ed Brymer to pay this requisition, seconded by Dan Camilliere; Discussion - none

**All present voted in favor**

**o. NT. Oliva - Req. #00008 - 5/31/15 - \$123,375.55**

Motion was made by Dan Camilliere to pay this requisition, seconded by Ed Brymer; Discussion - This is for acoustical ceilings.

**All present voted in favor**

**2C. Proposed Change Orders (\*\*Chair authorized, need ratification only)**

**a. \*\*PCO #235R - Ferguson - Elevator Work per ASI11 - 6/16/15 - \$18,442.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – This was an upgrade change in power due to changing the elevator(s) to electric instead of hydraulic.  
**All present voted in favor**

**b. PCO#378 - Spazzarini - Add parking/walk extension - 6/8/15 - \$1,762.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Frank Dellaripa; Discussion – Gus said this is in the back of building going to the Board of Ed Storage Room. Rusty said they found a meter pit that wasn't on the plans not did the survey show it, so they had to work around it. Christine asked if this is going to be charged to the Board of Ed Project, Rusty said yes.

**All present voted in favor**

**c. CO #12- O&G - CM Fees for PCO's - 4/17/15 - \$3,611.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Frank Dellaripa; Discussion – none  
**All present voted in favor**

**d. PCO #374 - NT Oliva - Add brake metal ACT Ceilings - 6/18/15 - \$1,700.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – none  
**All present voted in favor**

**e. PCO #383 - Davis Ulmer - Add Firehose cabinets Stair 12 - 6/16/15 - \$2,592.00**

Motion was made by Frank Dellaripa to accept this PCO, seconded by Dan Camilliere; Discussion – The Fire Marshal asked them to add more.

**All present voted in favor**

**f. PCO #379 - L&P Gate - Auditorium Mezz RA Ductwork - 6/8/15 - \$5,573.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – This is the mezzanine duct steel to the hallway.

**All present voted in favor**

**g. PCO #382 - GDA - add 30 temp white boards - 6/16/15 - \$4,185.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – Rusty said they have decided to get a jump on the abatement this summer, and since they will be abating the whole room, the existing white boards cannot be used, thus having to get temporary ones. David asked if we could use the permanent ones, Gus said they would be too afraid that they will get damaged.

**All present voted in favor.**

**h. PCO #381 - Davis Ulmer - Standpipe resize 4 to 6 in. - 6/16/15 - \$10,984.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion – Gus said that after they had done a test on the street pressure the contractor determined the pipe sizes have to be increased in order to provide fire protection coverage within the rooms.

Jeff said he disagrees with this; a contractor can come in, underbid the project and then say it needs a larger size. Frank said that everything with fire is 6in, not sure where the 4" came into. Jeff said why are we paying for this? Rusty said he can have CES come in and provide a more detail explanation on this, but according to the Fire Marshal this has to happen. Jeff asked who did the hydraulic calculations, and why are they wrong. Rusty said there are different parameters on a building this size, and what the pressure should be, and they thought that the 4" pressure was enough. The question was raised if they knew they were moving to 1" stand pipe why wasn't calculations done up front, also how many how many fittings were added? Rusty said he is not sure.

Ed made the motion to table this PCO; Pete seconded it so more information may be provided.

Discussion: none

**All present voted in favor**

**i. PCO #387 - L&P Gate - Stair 8 railing change - 6/16/15 - \$5,033.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Frank Dellaripa; Discussion – Rusty said they changed the rail design, the plans called for a Plexiglas rail they changed it to a metal rail, there will be a credit on the glass side and he will get the value of it.

Ed asked if the Committee could be provided with a list of the credits, which vendors they are with and how much they are for. Rusty has a list of items that he believes we are owed for. Christine said we need to have that list finalized and start recouping this money and we need to start that physically recouping these funds now.

Ed asked if they have to be negotiated, Rusty said yes they have to be negotiated, and Gus has budgeted for some of the credits on the list.

The question was asked what the value of the list is right now; Rusty said he doesn't have a value yet. Christine asked how quick can the letters go out to the vendors, Rusty said he can get them out soon, but wants to talk to O&G first.

**All present voted in favor**

**j. PCO #384 - L&P Gate - Add railings rms. 333 & 335 - 6/16/15 - \$2,264.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – This is for 2 railings to go down the stairs into the storage room.

**All present voted in favor**

**k. PCO #385 - SMI - Add containment Area F toilets - 6/16/15 - \$13,713.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion – This is going to get us ahead of the containment work.

**All present voted in favor**

**l. PCO #386 - Waterbury Masonry - Deduct Bid Alt. #2 & #3 Canopies - 6/16/15 - (\$36,400.00)**

Motion was made by Ed Brymer to accept this PCO, seconded by Frank Dellaripa; Discussion – Peter asked what this was for; Gus said the 2 remaining canopies.

**All present voted in favor**

**m. PCO #364R - NT Oliva - Acoustical Ceiling Changes Stair 12 - 6/16/15 - \$8,167.00**

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion – Frank asked what this is for; Gus said the acoustical ceilings in grand stairwell.

**All present voted in favor**

**Motion was made by Ed Brymer to add PCO #390 to Agenda, seconded by Peter Gardow;  
Discussion - none**

**All Present voted in favor**

**n. PCO #390 - L&P Gate - ASI-84R Café Clerestory Wall Steel - 6/19/15 - \$34,619.00**

Motion was made by Ed Brymer to accept this PCO with the language of not to exceed \$34,619.00, seconded by Peter Gardow; Discussion – Rusty said they had 3 options for this wall - the first was to keep the wall up and cut openings in it, and put lentils in it, but the engineer felt that what happened with the other wall, he has no confidence in the wall staying up. the second option was to take down the whole wall but it meant putting back steel and reframing the wall, the 3<sup>rd</sup> solution is framing in lentils around the existing masonry, attach them into the brick, this is the wall along the auditorium.

**All present voted in favor**

**3. New Proposals -**

**a. RJ Keeney Proposal for Building Envelope Testing \$6,500.00 -**

Mike said, that this proposal is part of the scope of work that BVH and Gale Associates are doing to identify some certain testing. We have been soliciting vendors to do this envelope testing, so STL referred this firm. This amount will give us 5 tests; we haven't gotten recommendation from BVH on

what to decrease the budget down to. Motion was made by Ed Brymer to approve this proposal, seconded by Peter Gardow, Discussion - none

**All present voted in favor.**

**b. Think Centre M73, quantity 30, Quote 4280161611 dated 6/8/15, \$18,600**

Keith Rafaniello said this is for 30 computers for the phase that is coming on line this fall. These will be able to connect with the projectors. We are under budget in this line item to date.

**Motion was made by Ed Brymer to approve this proposal, seconded by Peter Gardow**

**Discussion - none**

**All present voted in favor.**

**c. Valley Communications Proposal V-11323-0 dated 6/17/15 for quantity 72 Epson Power lite 585w projectors and accessories incl. labor \$241,058.88.**

Keith said that they have been looking into this for the past month, and it was unanimous with the students, teachers and staff to go with the projectors instead of the tvs. The rooms coming on line have conduits and Valley will run the HDMI at no cost. Future rooms will be wireless.

**Motion was made by Dan Camilliere to approve this proposal with recommendation to Town Council, seconded by Pete Gardow; Discussion - none**

**All present voted in favor.**

**d. Virco quote #8088204 for Phase #3 Café Furniture, 6/16/15 \$67,983.42**

Fred stated we do not have a PO for Phase 3 and moving forward yet. But we still have a savings balance of \$58,000, so we will use those dollars for that any items that may be missing. This quote will ensure us getting the furniture in time. Fred said this is the café tables, and renderings that go into the café.

**Motion was made by Ed Brymer to approve this proposal, seconded by Peter Gardow;**

**Discussion - None**

**All present voted in favor.**

**4. Architect/CM**

**a. O&G Monthly Report #19 - Attached**

Gus stated that following.

On page 3 the construction contingency is at the amount of \$425,288 includes about \$1.6 million of estimated changes, another \$50,000 in owners contingency, so we are looking at a total of approximately \$480,000, we also have contractor allowances of \$700,000. Christine said we need to be cautious in taking the allowance dollars back.

Frank asked if we are going to run out of money, Mark said as it looks now, the answer is yes.

Christine said that we have to have a plan of action and why the credits are critical. Frank asked how far off we are going to go - not about quantity it is about how soon and we have to hit the renovation status by the State.

Christine, said we need to sit down and make changes, Mark said he will meet with Rusty and come up with a list of savings, or delay certain items, like the plantings. Jeff said we can't do anything to put money into this project until the next budget process. There are still a lot of unknowns in the phases left to go.

Gus continued on with page 6, the change order by trade contractor - this shows some of the credits that we have appropriated, the question was asked if there are contractors on this list that should be a credit, that aren't appropriated for, Gus said yes.

Ed said we need to aggressively go after the credits.

Frank asked on page 30 it shows that the total change orders pending come to \$1.6 million is that accurate. Gus said that is estimated and pending change orders. Jeff said that we have already spent \$3.9 million in change orders; it only shows \$1.6 million because of the VE adjustments.

Jeff asked if the budget lines up with the appropriation, Mark said yes.

Peter said he thinks we are going to run out of money; Ed said that O&G is saying we are going to run out of money. Jeff said we need to get an idea at what our options are, see if there is anything we can wait till next years budget. Gus said there are a few things coming up that may have some issues as they open up more of the existing building.

Gus said he added a \$20,000 for pending changes for trench rock and mass rock excavation.

Gus said he budgeted \$20,000 for the Café 2 story window and \$20,000 for a new ceiling over the seating area in the Pool area.

Gus also added under the flooring contractor locker rooms epoxy flooring, only the boys and girls locker rooms. Christine asked if this is where the spider cracks are, Gus said yes. David said we may have to put this for the end, and put it on the wish list at this point, Ed asked is there a warranty, they will check and see if there is one.

Under plumbing there is a \$20,000 for the washer/dryer in the Trainer's room (includes the plumbing, the slab, etc.

He continued on with the cost and schedule of items.

Auditorium completed the above ceiling work, removing the scaffolding; the next item in there will be the excavation and trench work.

Site work they are working on the front entrance canopy and they will be starting the bus loop.

Mr. Emmett asked if there will be an alternate location for Staff to park during the summer, Gus said in the lot between the Trailer and the Tennis Courts.

Christine asked about the results on the walks, that need to be repaired, Gus said the results should be in this week. Jeff said that the company is blaming Physical Services for salting the walks, but Sally had bought a specific product that wasn't supposed to damage them.

#### **b. Safety & Security Update -**

Mr. Emmett just wanted there to be a reminder, students are not allowed on the field or grounds this summer due to the site work construction, the police have been alerted and will monitor the situation. Jeff said that Physical Services will be putting up some signs.

#### **c. Architects Status Update -**

##### **Rusty said they are continuing with construction**

Rusty said he is continuing to go over the RFI's, answering questions, etc.

Focus is on the cafe, kitchen, auditorium, time sensitive.

We will start looking at front of building.

Peter asked if the walkway down to the football field, he noticed the stairs from the baseball area, do not look level, Gus said he will look at it.

#### **5. Correspondence -**

a. Email Gus re: auditorium seat order released by GDA

Gus said the seats are released, GDA told us at what point the slab needs to be ready to meet the schedule. Rusty said the commitment will be made to them that they will get dimensions in a timely manner.

#### **6. Committee Reports:**

**Site-work / Construction** – Frank reported that SMI thought that they had found asbestos in the steam boiler, but the test came back negative. He continued on to say he is keeping up with the RFI's.

**Communications** - Mr. Emmett said they did not meet tonight, and there are new photos are up on website. Also, an open house is being planned for the fall, maybe late August.

**Technology/Furniture** – Fred said he will be coming to us with phase 3, do not have dollar figure yet, but will still be within our budget; he will be getting it to the Committee this summer.

David asked if we could use some of the old furniture so we can delay the purchase of the new stuff, Fred said no, the furniture we have is already past its prime, and we are locked in to the 2014 prices. Fred said he has been going through and saving any pieces that are in good shape.

**Energy/Commissioning** – Peter said one item was closed on the commissioning log. Peter asked about the BSM check outs, Gus said they are balancing the units and he will be seeing some of the reports by next week. Peter asked if MJ Daly is going to be taking care of their open items, Gus said yes.

**Finance** – Christine said they discussed the contingency balance and what the next steps we will take around budget.

**7. Old Business -**

**a. CL&P Transformer Leak update** - Fred said he has a call in to CSI to see if he can straighten this out and give us a ball park of what they think the discrepancy between the fuel oil and the transformer oil.

**8. New Business**

**a. none** - Christine asked the Committee to let her know when they are planning their summer vacations, to ensure a quorum at the meetings.

**9. Upcoming Dates**

**a. July 13, 2015** next Building Committee Meeting

Town Council is having a Special Meeting on Wednesday June 24, 2015

**10. Adjourn** - Motion made by Dan Camilliere seconded by Frank Dellaripa to adjourn.  
**All present voted in favor.**

Meeting adjourned at 9:16 p.m.

*I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.*

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**Diane Fitzpatrick, Clerk**